CITY OF FAIRFAX
COMPREHENSIVE PLAN UPDATE
MOVING FAIRFAX FORWARD

BRIEFING PAPER SERIES
CENSUS 2010 DATA UPDATE

TABLE OF CONTENTS

CONTACT:

Community Development & Planning

City Hall Annex Room 207
10455 Armstrong Street
Fairfax, VA 22030

Hours: 8:30 am to 5 pm weekdays
Phone: 703.385.7930

EXECUTIVE SUMMARY

The City of Fairfax Planning Commission has initiated discussions regarding a complete update to the City's Comprehensive Plan, which was most recently amended in 2012. During the initial stages of these discussions, a series of *Briefing Papers* will be published on matters related to planning. The topics of the papers include:

- ⇨ Comprehensive plan mechanics
- ⇨ Models of development
- ⇨ Land use and zoning
- ⇨ Regional development snapshot
- ⇨ Economic development opportunities and partnerships
- ⇨ Sustainability and the environment
- ⇨ Multimodal transportation
- ⇨ Public facilities and lands
- ⇨ Fiscal Impact Analysis
- ⇨ Census 2010 data update
- ⇨ Parking

The papers are intended to provide information that may be useful as the process to draft a new Comprehensive Plan moves forward. The papers will explore the aforementioned topics in detail, providing both a local perspective and examples of best practices that may be applicable to the City of Fairfax. In addition, the papers will provide context for the discussion by providing background information and, when applicable, a glossary of terms.

The City of Fairfax's 2010 population was 22,565 according to the Census. This represents a 5 percent increase over the 2000 Census figure and marks the third straight decade that the City population has increased since its low of 19,390 residents in 1980. Like the rest of Northern Virginia, the City has grown more diverse, with 39 percent of the population being a racial or ethnic minority.

Over the past decade, Fairfax had a significant increase in the number of older residents (22 percent increase among residents over 50), a slight increase in the number of children (4 percent increase), and a noticeable decrease in young adults (12 percent decrease among those between ages 25 and 44). These tendencies mirror regional trends, although there are notable differences between the City and the remainder of Northern Virginia. For the purposes of this paper, Northern Virginia is defined as Fairfax, Arlington, Loudoun and Prince William Counties, plus the Cities of Fairfax, Falls Church, Manassas and Manassas Park.

Compared to regional averages, the City's population is older (median age of 39.1) and is more likely to be a homeowner (71% of housing units are owner-occupied). Meanwhile, the City has a similar breakdown of general household types (i.e., family & nonfamily) as compared to regional averages. 2.3 percent of City residents live in group quarters, a figure twice the regional average, largely due to the presence of two residential nursing facilities within City limits.

INTRODUCTION

Central to any planning effort is a thorough knowledge of the community and its surroundings. The decennial census offers an unparalleled opportunity to examine demographics; it includes a higher level of detail and accuracy than any other examination of an area's population and its components. Results from the latest Census, which was conducted in the spring of 2010, were released in pieces throughout 2011 are now fully available nationwide.

The Census provides a snapshot of the City of Fairfax and its neighborhoods, while also offering the opportunity to compare the City to other nearby neighborhoods and jurisdictions in order to better understand our own community. This briefing paper summarizes information relevant to the comprehensive planning process – information that will be relevant as the planning process moves forward.

ABOUT THE DECENNIAL CENSUS

The 2010 Census form was notable for its relative simplicity, containing just ten questions. Topics covered by the Census included a count of all persons living in any given housing unit; their relationship to each other; each person's age, sex and race; and whether the housing unit is owned or rented. Alone or in combination with each other, these topics help provide an in-depth, yet concise portrait of the City.
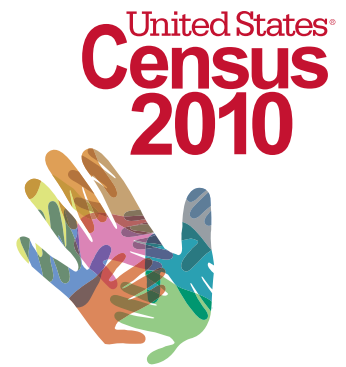
Other Census Surveys

More detailed topics, such as income, educational attainment, occupation, and other social and economic factors are covered in separate processes than the decennial census. The most widely known of these is the American Community Survey (ACS), updated annually by the Census Bureau and based on a sampling of population. Although detailed in nature, the ACS sampling process generates a relatively high margin of error. By contrast, the decennial census, being based on a survey of all houses (not a sampling), is considered much more accurate than the American Community Survey or any other population estimates.

Geography

A major advantage of the decennial census is that data are available at very local levels. With other population estimates, data are only available at the city or county level, but the decennial census makes all data available for Census Tracts, Block Groups and Blocks (the City contains 5 Census Tracts, 17 Block Groups and 309 Blocks). This holds advantages of being able to examine some specific neighborhoods – and also analyzing neighborhoods in other jurisdictions (such as nearby neighborhoods in Fairfax County) that may hold relevance to the City itself. However, local-level analysis is constrained by how Census blocks are delineated. Blocks are drawn using rigid Census Bureau methodologies, and therefore do not always conform to established neighborhood boundaries, and often place residential areas together with commercial areas. These drawbacks must be kept in mind when analyzing block-level data, such as the maps in the latter half of this briefing paper.

Population

The City of Fairfax has a population of 22,565 – an increase of 5.0 percent over the 2000 figure of 21,498. This rate of growth may appear low when compared with Northern Virginia in its entirety (which grew at 22.9%) or even of Fairfax County (11.5%), but a five percent growth rate is consistent with an established area such as the City, where the proportion of newly-built housing units is relatively small.

As important as the overall rate of growth is the pattern of growth, as shown in Figure 1. The City has steadily increased its population by over 16 percent since reaching its low of 19,390 in 1980, resulting in a steady rate of growth. Significantly, the average size of a household in the City increased from 2.61 to 2.64 between 2000 and 2010. Due in part to this increase in household size, the City now exceeds its 1970 population figure of 21,970 for the first time.

Potential Omissions from Census

There appears to be a small number of housing units that were not counted in the 2010 Census, leading to an estimated undercount of approximately 65 housing units. The units in question appear to be in the Little River Hills subdivision, and the City plans to seek verification of this problem through the Census Bureau's Count Question Resolution program. However, even if verified by the Census Bureau, Census results will not be amended; additional units are only factored into future population projections. To date, this appears to be the only large-scale inconsistency found for the 2010 Census.

Age

For many years, the City of Fairfax has had a higher median age than most of Northern Virginia, and this is perhaps the City's most unique demographic characteristic. The 2010 Census indicates a median age of 39.1 for the City, the highest median age of any Northern Virginia jurisdiction.

FIGURE 1: Fairfax Population, 1970-2010
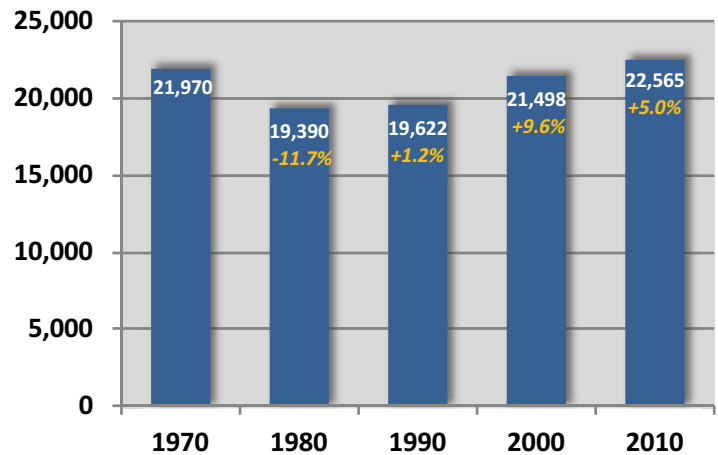
However, the City's median age is similar to, or lower than, nearby neighborhoods of Fairfax County. For example, Vienna's median is 40.7, Burke's is 40.9 and Mantua's is 44.7. Census 2010 data illustrate that the City's demographics are similar to that of many surrounding neighborhoods, and not as much of a regional anomaly as they appear if judged solely against other cities and counties. Figure 2 illustrates the City's median age as well as the equivalent figures for other Northern Virginia jurisdictions and select nearby neighborhoods (many nearby neighborhoods are classified as "Census Designated Places" and are shown on Map A).

FIGURE 2: Median Age

City of Fairfax

Comprehensive Plan Update

MAP A: Census Designated Places

Source: 2010 US Census, CDP GIS Data
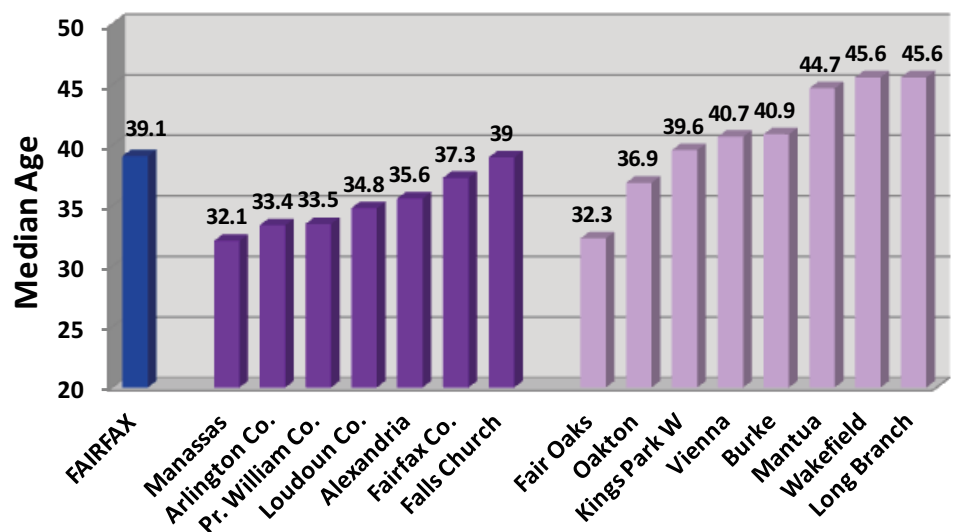
FIGURE 3: Fairfax Median Age by Race/Ethnicity
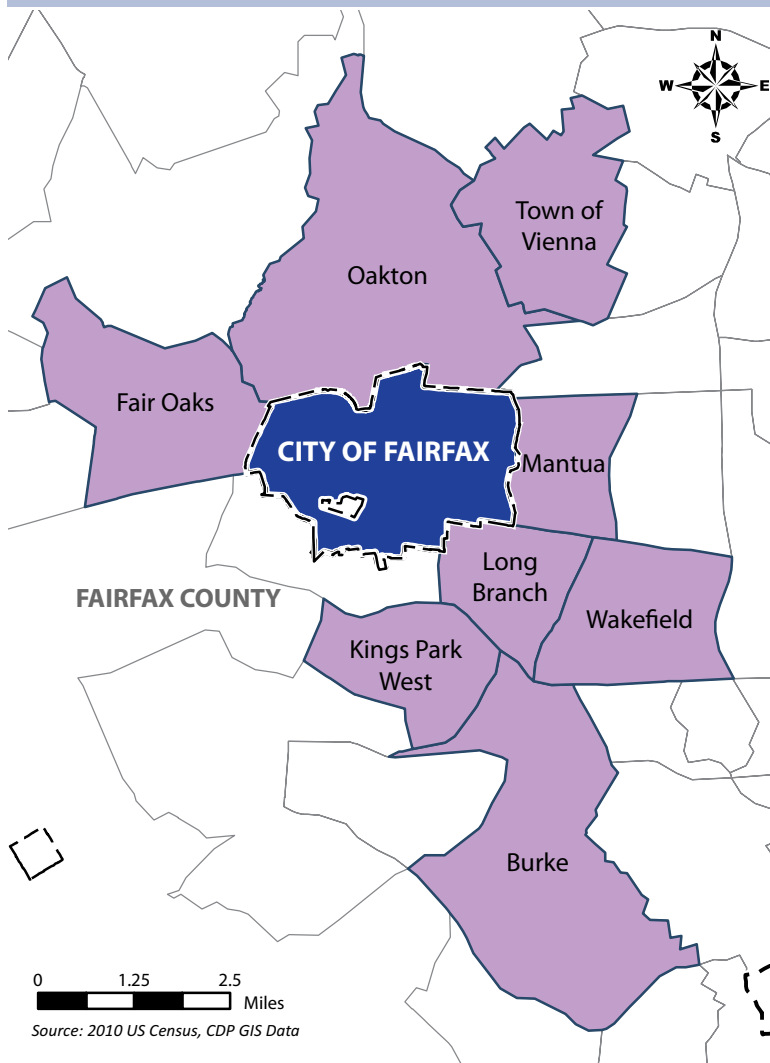
The City's median age varies significantly by ethnicity. As shown in Figure 3, Fairfax's minority populations exhibit median ages considerably less than the Citywide average, with the Hispanic population having the lowest median age, at 30.5. The City's White population has a median age that is five years older than the Citywide median. This overall pattern is not unique to Fairfax, and is reflective of racial and ethnic populations throughout Northern Virginia.

Overall, 25 percent of Fairfax households contain at least one individual age 65 or older. About one-third of those households (or 8 percent of total City households) consists of one senior living alone. Figure 4 shows how these figures compare to other jurisdictions and other nearby areas. As shown, Fairfax has a larger proportional population of seniors than do other jurisdictions, but a similar or smaller proportion of seniors than do many nearby neighborhoods such as Mantua and Long Branch.

Age Group Concentrations

Greater insight is provided by examining ages not just by a single median, but by discrete age ranges, and how those ranges are represented in the City as compared to other nearby areas.

Figure 5 illustrates 18 age ranges, and how the City's proportion of each range compares to the equivalent proportion of the total Northern Virginia population. For example, as shown in the chart, Fairfax's proportion of 60 to 64-year-olds is 27 percent more than the total Northern Virginia proportion. This figure counts only individuals living in households – that is, it excludes "group quarters" populations such as nursing homes or university-owned housing.

Examining the chart, it becomes clear that Fairfax has a smaller proportion of children and middle-age adults, and a larger proportion of 18 to 24-year olds as well as older adults. These findings are summarized as follows:
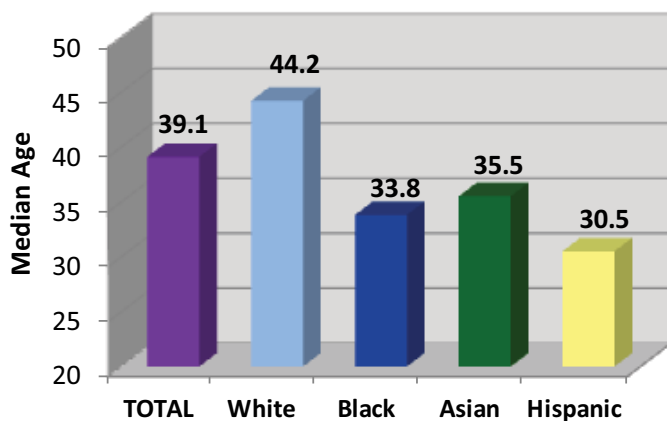
FIGURE 4: Households with Seniors by Living Arrangement

■ Households w/ Seniors Not Living Alone   ■ Households w/ Seniors Living Alone

FIGURE 5: Fairfax Age Range Proportions in Relation to Northern Virginia Average
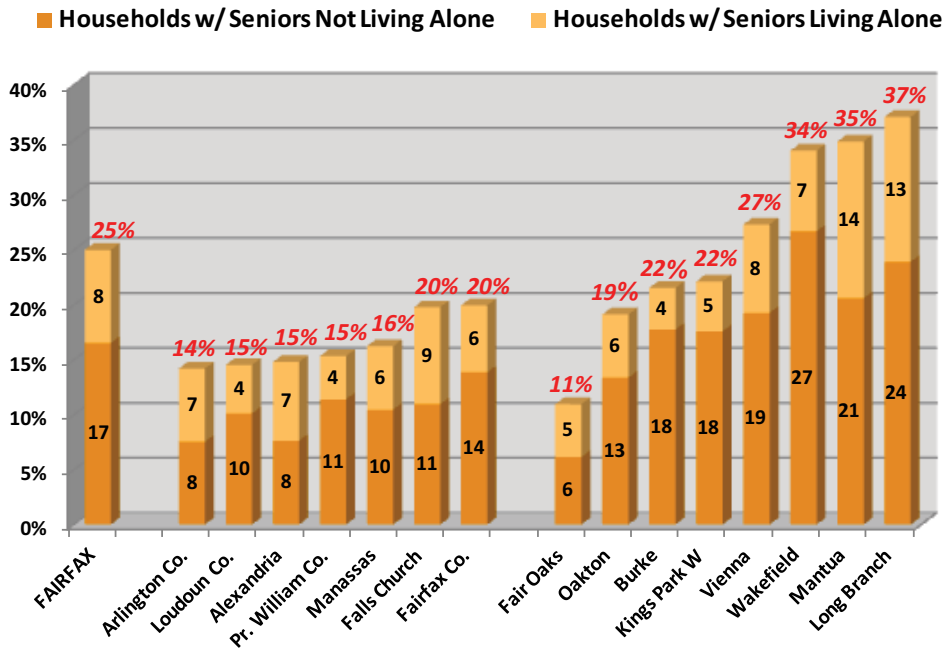
⇨ *Concentration of Young Residents*

The City has a smaller overall proportion of young residents than the average for Northern Virginia. 22.7 percent of the City's population was under 20 in 2010, compared to 26.8 percent for the entirety of Northern Virginia. However, jurisdictions in Northern Virginia vary widely in their proportion of young people, ranging from 17.0 percent in Arlington County to 32.4 percent in Loudoun County. Fairfax is at the lower end of the scale, likely due to a higher-than-average proportion of older residents (who typically do not have children) and a smaller average family size than some other jurisdictions.

However, an important pattern may be evidenced by Figure 5, which shows a diminishing disparity from regional averages as children age through the four under-20 ranges (for example, the youngest age range is 21% less than the regional average, while the 15-19 age range is only 7% less). This pattern indicates an area that is a destination point for families with children – an important insight. Other local neighborhoods that are often considered family destinations (such as Mantua, Vienna, Burke and Kings Park West) exhibit a similar pattern. Conversely, areas that may not be considered as attractive to families with children, such as Alexandria or the Fair Oaks area, reveal the opposite pattern, with the proportion of children *decreasing* as the age ranges advance.

⇨ *Concentration of Older Residents*

Fairfax has a significantly higher proportion of residents age 60 or over than does most of Northern Virginia. Overall, 19.0 percent of City residents are 60 or older, compared to just 13.5 percent regionwide. While this is the highest proportion of older residents of any city or county in the region, several individual nearby neighborhoods in Fairfax County have even higher proportions of older residents – Mantua, Long Branch and the Wakefield area all have more than 20 percent of residents aged 60+.

As shown in Figure 5, the City has a 52 percent greater concentration of 70 to 74-year-olds, a 64 percent greater concentration of 75 to 79-year-olds, and a 93 percent greater concentration of 80 to 84-year-olds than does the overall region. This high concentration is owed to the fact that the City was heavily developed in the 1950s and 1960s when many of today's senior citizens were buying their current homes. Areas that were developed at a later date do not have such concentrations of older residents.

⇨ *Concentration of 20 to 24-year-old Residents*

Perhaps the most notable anomaly in an examination of Fairfax's age proportionality is the concentration of 20 to 24-year-olds. The analysis shows the City has 40 percent more residents in this age range than the proportion for the wider region. This is a statistic that is unique to the City, with the most plausible explanation being a concentration of students in that age range who live in the City and are associated with George Mason University.

Age Group Changes, 2000-2010

More than any other demographic statistic, age has a major impact on local services, programs, and operations, particularly regarding an area's youngest and oldest residents. As such, it is helpful to examine age from several angles, as well as from a standpoint of how the City's age structure is changing.

Figure 6 shows how the City's population in 12 distinct age ranges changed over the 2000-2010 decade, and shows the same information for Fairfax County as well.

FIGURE 6: 2000-2010 Age Range Growth/Decline Comparison

■ **City of Fairfax**   ■ **Fairfax County**
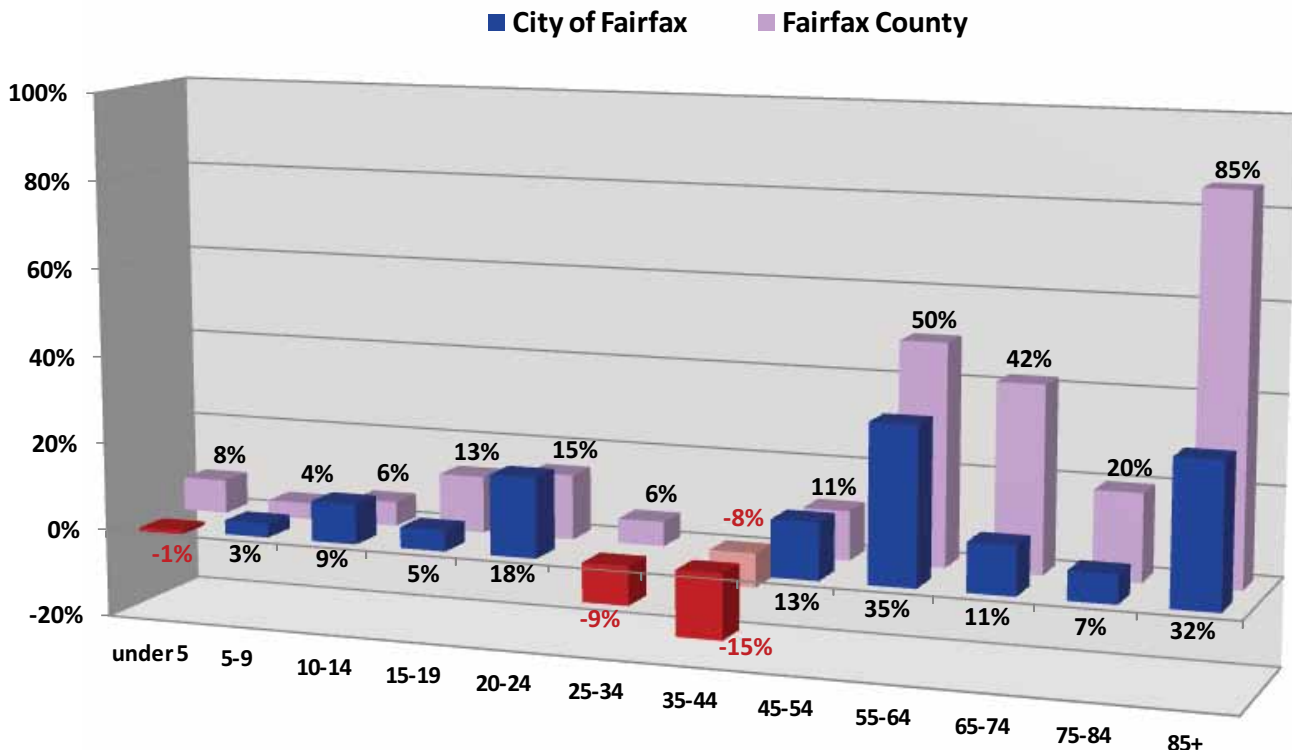
While the same general pattern is evident in both City and County (young ages increasing at low rates, older ages at high rates and the middle ages increasing slowly or decreasing), there are some notable variations. These are summarized below:

◆ **Young Ages:** The City's total under-20 population increased by 4 percent between 2000 and 2010. However, this was smaller than the County average of 7 percent. The number of very young children (under 5) in the City remained virtually stationary over the period, while the three older age ranges increased between 3 and 9 percent. Over the same period, the number of children under 5 increased by 8 percent in the County. The variation appears to be caused by several sections of the County that saw exceptionally high growth in the young age ranges; the City's figure is more emblematic of established Northern Virginia neighborhoods.

◆ **Middle Ages:** The City saw its population of 20 to 24-year olds increase by 18 percent between 2000 and 2010, the largest increase for any age range below 55. This is likely due to an increased number of students associated with George Mason University. Meanwhile, the 25-35 and 35-44 age ranges decreased substantially in number. This is not unusual, and reflects age ranges being vacated by the more numerous baby boom generation. The 45-54 age range saw numbers increase; this is the youngest baby boom age range.

◆ **Older Ages:** All age ranges over 55 saw marked increases between 2000 and 2010, both in the City and County. Much of this increase can be attributed in part to the baby boom generation moving into new age ranges, and in part to older retirees not moving out of the metro area with the pace they once did. As shown in the chart, the 85+ age range saw very large gains in numbers – this gain was larger in the County than the City because the City already had a larger population of older residents in the previous census period.

Another unique characteristic of the City is in terms of educational attainment. The Census Bureau's American Community Survey (ACS) estimates that over half (53%) of City residents age 25 or older have attained at least a bachelor's degree, with 24 percent having attained a graduate or professional degree. This high rate of educational attainment is consistent with Northern Virginia averages and has steadily risen over the last decade.

Racial/Ethnic Diversity

During the last decade, the City's population has not just grown, but has grown increasingly more diverse, with 39 percent of the City's population (or 8,716 persons) now being an ethnic or racial minority – up from 33 percent in 2000 and 18 percent in 1990. The largest minority group in the City is that of Hispanic, representing 15.8 percent of the population (3,556 persons), followed by Asian (15.1%, or 3,403 persons) and Black (4.6%, or 1,030 persons). 2.7 percent (or 606 persons) of City residents are identified as Mixed Race – defined as two or more races.

This diversity is borne out by other data as well. The Census Bureau's American Community Survey (ACS) estimates that 30 percent of City residents speak a language other than English at home. According to the ACS results, 12 percent of the City's residents speak Spanish at home,

FIGURE 7: Fairfax Population by Race and Ethnicity, 1970-2010
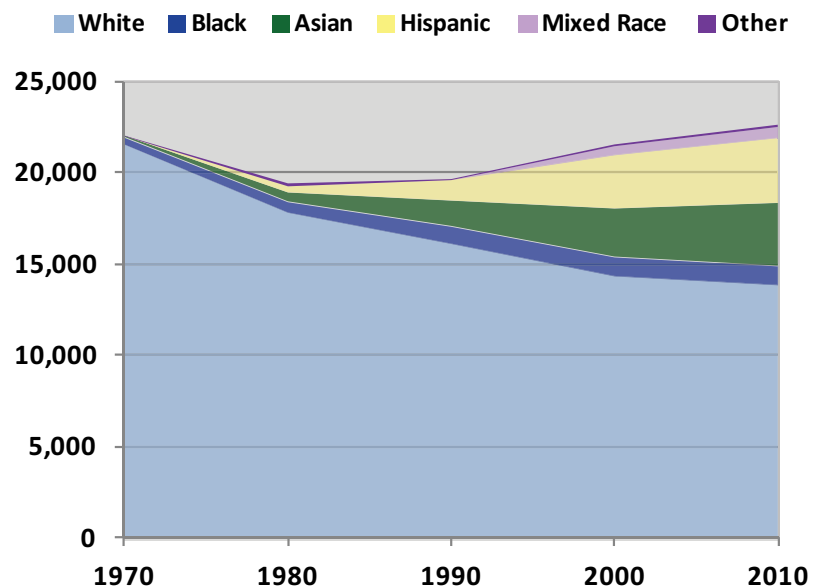
and 10 percent speak an Asian language at home. While this survey is not part of the Decennial Census, it further portrays the diverse nature of Fairfax's residents.

Figure 7 shows how the City's population has changed in both total numbers and racial/ethnic composition since 1970. The increasing diversity has been particularly pronounced in the last twenty years, with the City's minority population increasing by almost 150 percent during that period (by contrast, the City's overall population increased only 15 percent since 1990).

This increasing diversity is being experienced throughout most of Northern Virginia. Regionwide, 44 percent of residents are members of a minority group. Of the major racial/ethnic groups, Fairfax has a slightly higher concentration of Asians than what is seen throughout Northern Virginia (15.1% vs. 13.5%), a similar proportion of Hispanic residents (15.8% vs. 16.3%), and a smaller proportion of Black residents (4.6% vs. 11.3%).

Detailed Ethnicity for Asians and Hispanics

Asian and Hispanic Census respondents have the opportunity to report a detailed ethnicity (i.e., nationality) on census forms. These statistics help us to understand the broad diversity of the City's two largest minority groups.

Koreans account for the largest share of the City's Asian population, or about 23 percent of the City's total Asian population. Indians (18%), Vietnamese (16%), and Chinese (14%) are the next largest Asian ethnicities in the City. As shown in Figure 8, East Asians in total comprise almost 40 percent of the City's Asian population, followed by Southeast Asians at 31 percent, and South Asians at 28 percent. In terms of regional proportions, the City has a higher-than-average concentration of Korean, Chinese and Vietnamese populations, and a lower-than-average concentration of Indian and Pakistani populations.

Among Hispanic respondents, about 40 percent identified themselves as Central Americans – with Salvadorans accounting for the largest proportion (Salvadorans account for 26% of the City's total Hispanic population). South Americans account for 30 percent of the City's Hispanic population, and Mexicans 10 percent. Figure 9 shows the breakdown of the City's various Hispanic ethnicities. In terms of regional proportions, the City has a higher-than-average concentration of South American populations, and a proportion of Central Americans and Mexicans that is slightly less than regional averages.

Examination of these detailed ethnicity responses indicate a great deal of diversity within the City's Asian and Hispanic communities – a mixture of cultures that is not necessarily apparent when looking at broad race data alone.

FIGURE 8: Fairfax Detailed Asian Ethnicity
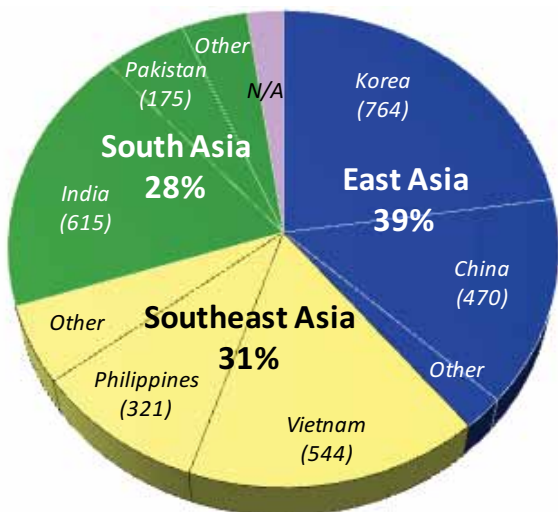
FIGURE 9: Fairfax Detailed Hispanic Ethnicity
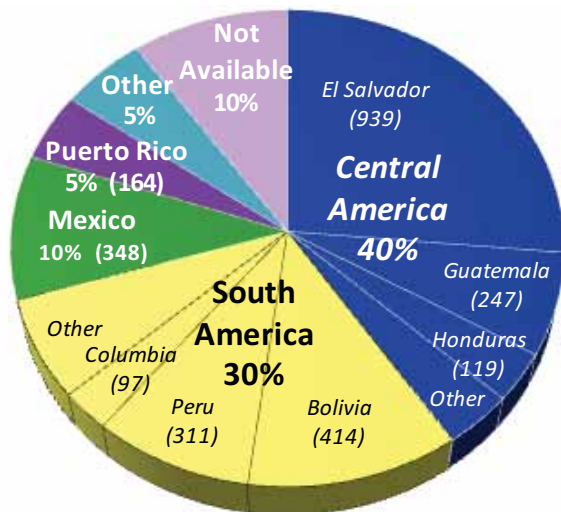
HOUSEHOLDS AND HOUSING

Household Size and Type

The average household in the City of Fairfax contains 2.64 persons. This is less than the averages from the region's outer jurisdictions (both Loudoun and Prince William Counties have averages around 3.0), but substantially more than the average size of households in inner jurisdictions (Arlington and Alexandria have averages around 2.0). Fairfax County recorded a slightly higher average of 2.74 persons per household.

Similar to the discussion about average age, there is considerable variation in average household size across ethnic lines. Again reflecting a pattern experienced regionwide, Fairfax's average household size for minority groups is significantly higher than the City average. In fact, the average size of a Hispanic household (3.96) is 70 percent higher than the average size of a White household (2.35) in the City. Figure 10 shows the City's average household size broken down by ethnicity.

A major component to household size is the general type of households. Figure 11 shows how the City's households fall into four major types. Families (defined by the Census Bureau as a household with two or more persons related by blood or marriage) account for a combined two-thirds of all Fairfax households. A further 24 percent of households are comprised of individuals living alone, and

FIGURE 11: Fairfax Household Types
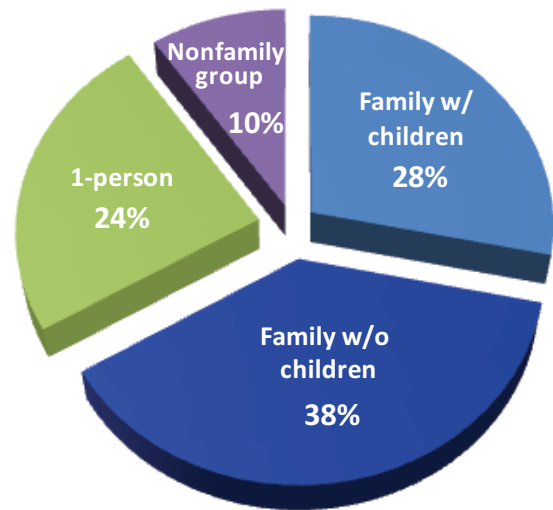
another ten percent are households comprised exclusively of nonrelatives (i.e., cohabitating individuals and roommates). This is a similar breakdown as seen in 2000, with none of the four major household types increasing or decreasing by more than one percentage point.

Figure 12 shows how Fairfax's household composition compares to other Northern Virginia jurisdictions as well as to select nearby neighborhoods. The City contains a much greater proportion of family households than the region's inner jurisdictions, and slightly lower than the outer jurisdictions and most of Fairfax County's immediately surrounding neighborhoods.

Housing Tenure

In addition to demographic data such as age and race, the Census also tracks households by whether they are homeowners or renters (known as housing tenure). In the entire City, 71 percent (or 5,923) of the 8,347 households are homeowners, while 29 percent (or 2,424) are renters. The homeownership rate is higher than the Northern Virginia average of 66 percent.

Regionally, higher homeownership rates are demonstrated in areas with more single-family housing. Areas heavy in multifamily housing,

FIGURE 10: Fairfax Average Household Size by Race/Ethnicity

FIGURE 12: Northern Virginia Household Types

Legend: ■ Family w/ children ■ Family w/o children ■ 1-person ■ Nonfamily group

FIGURE 13: Homeownership Rates by Age of Householder

Legend: ■ FAIRFAX ■ Fairfax Co. ■ Loudoun Co. ■ Pr. William Co. ■ Arlington Co. ■ Alexandria

such as Arlington and Alexandria, have lower homeownership rates (both 43 percent). Even nearby areas such as Fair Oaks have ownership rates far below the City of Fairfax (49 percent in the case of Fair Oaks). Meanwhile, nearby neighborhoods that are heavily single-family areas have very high rates of homeownership. Kings Park West, Long Branch, and the Wakefield area have ownership rates of 87 percent, 89 percent and 92 percent, respectively.

As one may suspect, homeownership rates increase with the householder's age. In fact, 89 percent of the City's senior households own their own homes. Figure 13 illustrates what percentage of "householders" (defined as the person who fills out the Census form) owns his or her own home. In this chart, it can be discerned how City residents fare in homeownership compared to residents of other Northern Virginia jurisdictions. The City's rate of homeownership is consistently higher than those of the inner jurisdictions through all age ranges. When compared to the outer jurisdictions (Loudoun and Prince William Counties), Fairfax homeownership is much lower in the younger ranges, likely reflecting more affordable housing costs in those jurisdictions. City of Fairfax homeownership rates are generally consistent with those of Fairfax County for most age ranges.

Local Level Analysis

Housing Vacancy

The City of Fairfax can boast the distinction of having the lowest measured housing vacancy rate of any county or independent city in the nation. The 3.8 percent vacancy rate was the lowest among the 3,143 counties and independent cities in the country, and considerably lower than the national (11.4%) or state (9.2%) rates.

Table A below shows the top ten jurisdictions measured in terms of low housing unit vacancies. As indicated, most of the top 10 jurisdictions are, like Fairfax, located in desirable suburban areas of larger metropolitan regions. Fairfax's rate is so low that even when seasonal vacation homes are excluded from the measurement (unoccupied seasonal homes are defined as "vacant" in Census nomenclature), Fairfax still occupies one of the top ten positions.

Clearly this low vacancy rate is attributable to a strong regional economy as well as the strong local desirability of the City. If smaller units of geography (i.e., smaller than a city or county) are included in the list, Fairfax is still among the top. Among Virginia areas with populations over 8,000, Fairfax has the eighth-lowest vacancy rate (lowest is Burke, at 1.5%). But regardless of how the statistic is measured, the City's recorded vacancy rate is an indication of the City's status as a very desirable residential location.

One of the advantages of the decennial census is the ability to examine data at a neighborhood level. As mentioned at the beginning of this paper, much of the Census data is available for the City's 309 blocks – each block containing on average 27 households. This means that data may be analyzed for small-area geographies – often down to a neighborhood or subdivision-specific level.

The main benefit of looking at Census data at the local level is that it provides the opportunity to look beyond Citywide numbers and come to a firmer understanding of the patchwork of neighborhoods that comprise Fairfax.

As shown by the Citywide Census numbers discussed above, the City of Fairfax is remarkably diverse, but that diversity extends to individual neighborhoods as well. A population diverse in age, ethnicity and housing is present in all sections of the City, and while some neighborhoods may have greater representation of certain type populations, the City's neighborhoods are overall remarkably varied in their composition.

The following paragraphs examine select demographic characteristics such as age, characteristics of children, and household type, and examine how these attributes vary in different portions of the City, as shown by Census Blocks.

It is important to note that the following maps present Census blocks as defined by the Census Bureau, which

TABLE A: Top Ten National Vacancy Rates

TOTAL VACANCY RATE			VACANCY RATE, EXCL. SEASONAL HOMES		
Rank	Jurisdiction	Rate	Rank	Jurisdiction	Rate
1	**FAIRFAX**	**3.80%**	1	Menominee Co., Wis.	2.40%
2	Fairfax Co., Va.	4.00%	2	Hamilton Co., N.Y.	2.90%
3	Davis Co., Utah	4.10%	3	Hinsdale Co., Colo.	3.00%
4	Howard Co., Md.	4.10%	4	Chittenden Co., Vt.	3.20%
5	Carroll Co., Md.	4.20%	5	Forest Co., Pa.	3.30%
6	Nassau Co., N.Y.	4.20%	6	Dukes Co., Mass.	3.30%
7	Poquoson city, Va.	4.30%	7	Nassau Co., N.Y.	3.40%
8	Scott Co., Minn.	4.30%	**8**	**FAIRFAX**	**3.50%**
9	Anoka Co., Minn.	4.30%	9	Fairfax Co., Va.	3.50%
10	Chesapeake city, Va.	4.40%	10	Washington Co., Minn.	3.60%

City of Fairfax

Comprehensive Plan Update

are not always ideally drawn for neighborhood analysis purposes. To ease the interpretation of this analysis, Map G at the end of this briefing paper illustrates areas where Census blocks contain nonresidential areas. Map H and Table C show individual block numbers and the local-level data associated with them.

Age by Neighborhood

Within the entire City, 31 percent of all households contain at least one child under 18. Meanwhile, 25 percent of all households contain at least one resident age 65 or older.

Map B shows all Census Blocks within the City that contain 10 or more housing units, and the percentage of households in each block that contain children. Blocks range in percentages of households with children from 0 to 57 percent, however more than half of the blocks fall within nine percentage points of the Citywide average.

MAP B: Percentage of Households With Children Under Age 18

Source: 2010 US Census, CDP GIS Data

Legend

Under 10 Housing Units with Children

0% - 20%   21% - 29%   30% - 35%
36% - 41%   42% - 57%
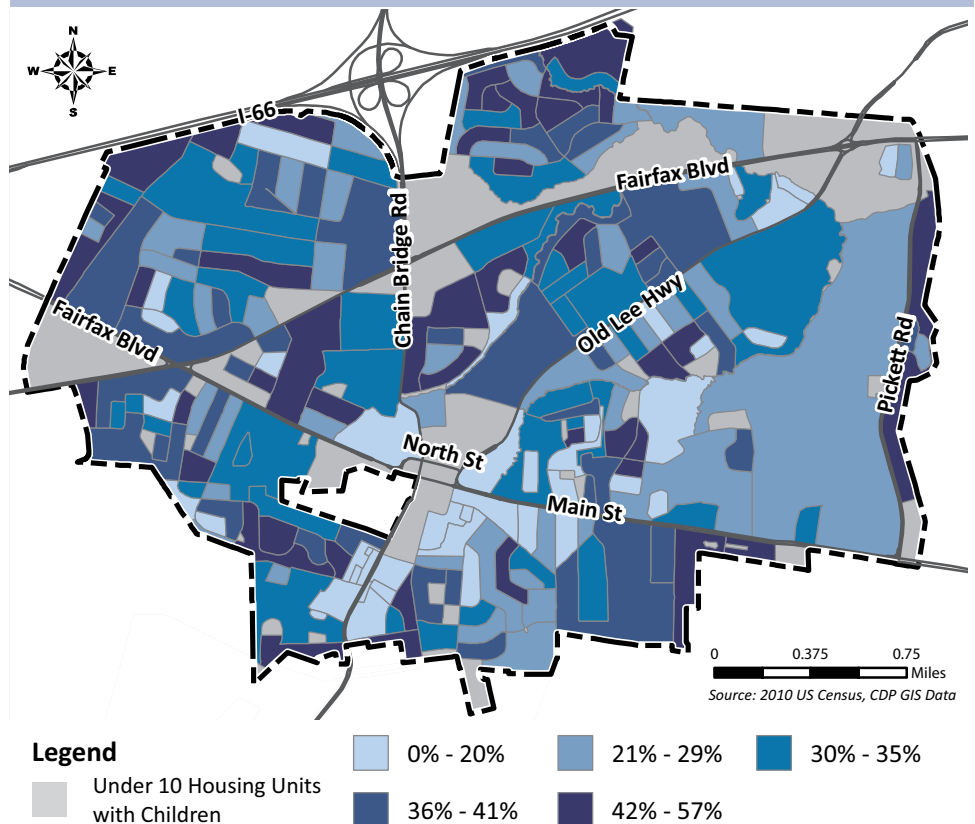
TABLE B: City of Fairfax Neighborhood Data

Highest % of Children	
Neighborhood	**Housing Type**
Chancery Park	Detached
Oak Knolls	Multifamily
Pickett's Reserve	Detached
Maple Trace / Boltons area	Detached
Ardmore	Duplex
Lowest % of Children	
Neighborhood	**Housing Type**
Crestmont area	Townhouse/Detached
Old Town	Mixed
Great Oaks	Detached
Foxcroft Colony	Multifamily
West Drive area	Multifamily

Nearly 1/3 of all households contain at least one child under 18.

MAP C: Percentage of Households Over 65 Years of Age

Source: 2010 US Census, CDP GIS Data

Legend

Under 10 Housing Units	0% - 20%	21% - 40%	41% - 100%
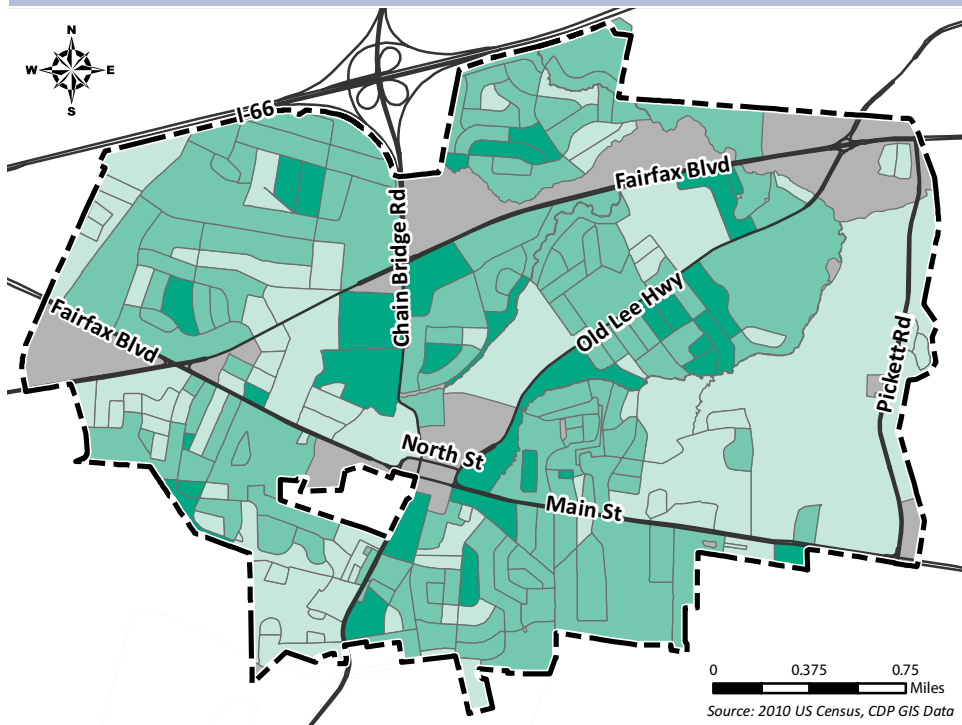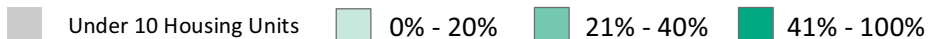
1 in 4 households contain at least one resident age 65 or older.

Some of the block-level data may be ascribed to individual neighborhoods, and an interesting point is to look at the characteristics of the City neighborhoods that measure the greatest and least percentages of households with children, which is shown in Table B below.

What is perhaps most interesting about this information is that the neighborhoods with both the highest and lowest proportions of children are representative of a great variety of housing unit types, as well as age of the neighborhood itself and cost of housing. This indicates that a vast array of City neighborhoods attract families with children.

In terms of the City's senior population, 25 percent of all City households contain at least one person age 65 or older. Map C shows the equivalent distribution of households that contain at least one senior citizen resident. Unlike the City's population of children, the senior population is more heavily concentrated within neighborhoods of predominantly detached houses. The

five neighborhoods with the highest proportions of households containing seniors (Great Oaks, Lord Fairfax Estates, Triangle area, Farrcroft and Halemhurst) contain primarily detached houses. Meanwhile, of the neighborhoods with the smallest proportions of senior households (Jermantown Rd. area, West Dr. area, Oak Knolls, Pickett's Reserve, and Foxcroft Colony), all but Pickett's Reserve are neighborhoods that are composed mostly of multifamily units.

Age of Children

Among City neighborhoods, there is a noticeable variation in the proportion of households that have younger children and/or older children. Map D shows what percentage of households with children only have children under age 6.

Among the reasons why this particular information can be useful is that households with children under age 6 are considered to be very mobile – often relocating prior to their children reaching school age. Households

MAP D: Percentage of Households With Children That Have Only Children Under Age 6

Source: 2010 US Census, CDP GIS Data

Legend

| | Under 10 Housing Units with Children | | 0% - 17% | | 18% - 32% | | 33% - 67% |

2/3 of all households in the City contain families.
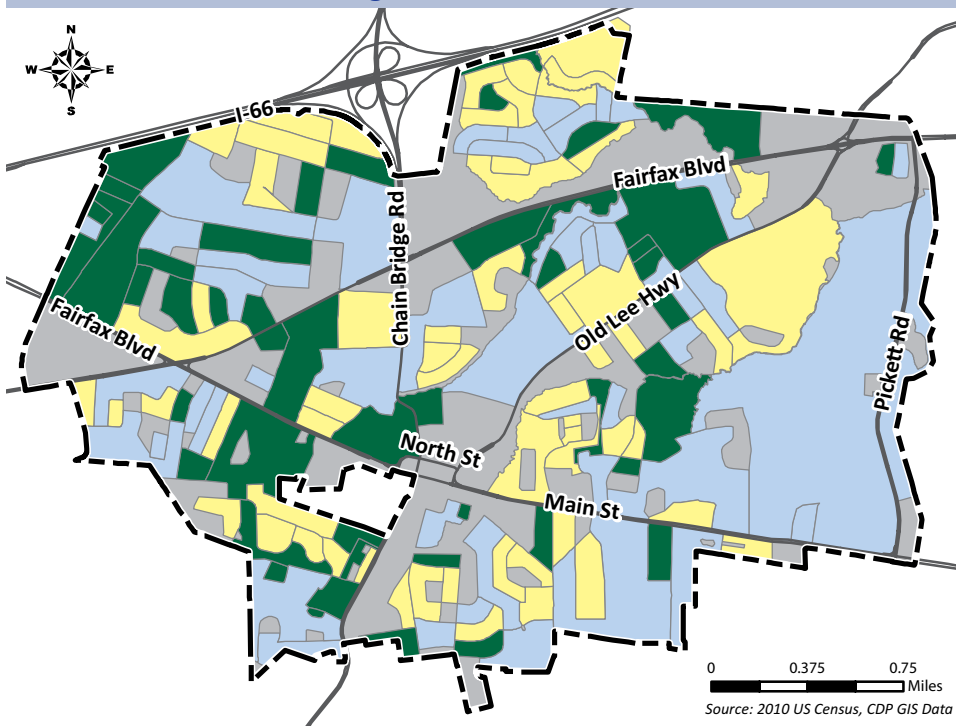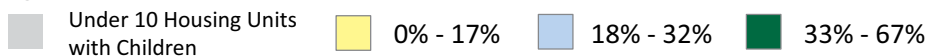
with children over age 6 are considered to be much more stationary. Resultantly, neighborhoods with high proportions of children *over* age 6 are often considered to be "Destination Neighborhoods" for families with children. Meanwhile, neighborhoods with high proportions of families with young children under 6 are sometimes considered "Origin Neighborhoods" where often families move from at some point.

Some neighborhoods (as shown on Map D) have relatively few households containing young children. In Farrcroft, for example, only 13 percent of households with children have only children under 6. Other neighborhoods, such as the Triangle area and Mosby Woods also have relatively low concentrations of just young children. The majority of households with children in such neighborhoods have only older children, or a combination of older and younger children.

Most neighborhoods with many blocks shown in yellow on the map are single-family neighborhoods with high

rates of homeownership, pointing to the likelihood that many of these neighborhoods are in fact Destination Neighborhoods. Conversely, many of the neighborhoods shown in green have larger proportions of rental housing stock (such as the Jermantown Rd. area, Mosby Woods Condos, and the areas around Old Town) – these may be Origin Neighborhoods

Household Composition

Similar to the age information described above, the Census household information also reveals the varied nature of the City's neighborhoods. Map E and Map F represent the same Census Blocks, but with the total number of households disaggregated by general household types.

Citywide, 53 percent of households consist of a married family (with or without children) and 13 percent consist of another type of family (such as single-parent households) – meaning that two-thirds of all City households contain families. Of nonfamily households, 24 percent of total City households consist of individuals living alone, while

MAP E: Percentage of Family Households

Source: 2010 US Census, CDP GIS Data

Legend

Under 10 Housing Units	
17% - 62%	63% - 70%	71% - 77%
78% - 82%	83% - 100%
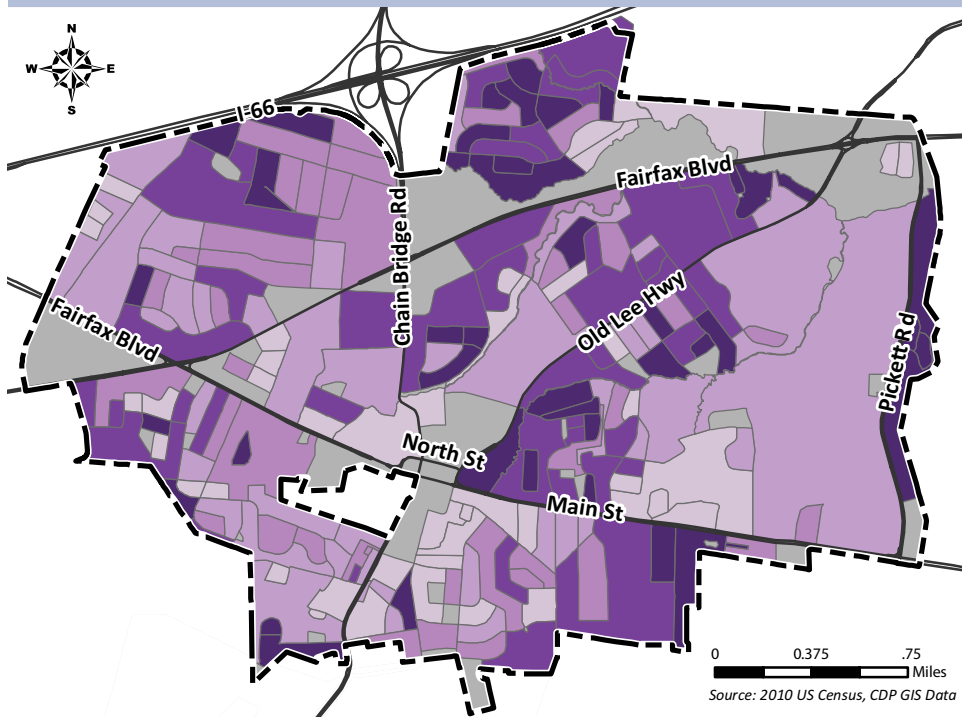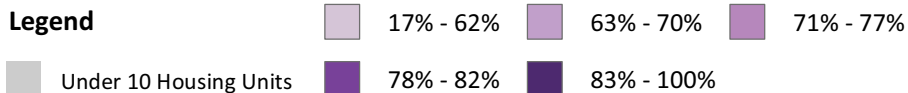
MAP F: Percentage of 1-Person Households

Source: 2010 US Census, CDP GIS Data

Legend

Under 10 Housing Units	
0% - 13%	14% - 18%	19% - 22%
23% - 28%	29% - 77%
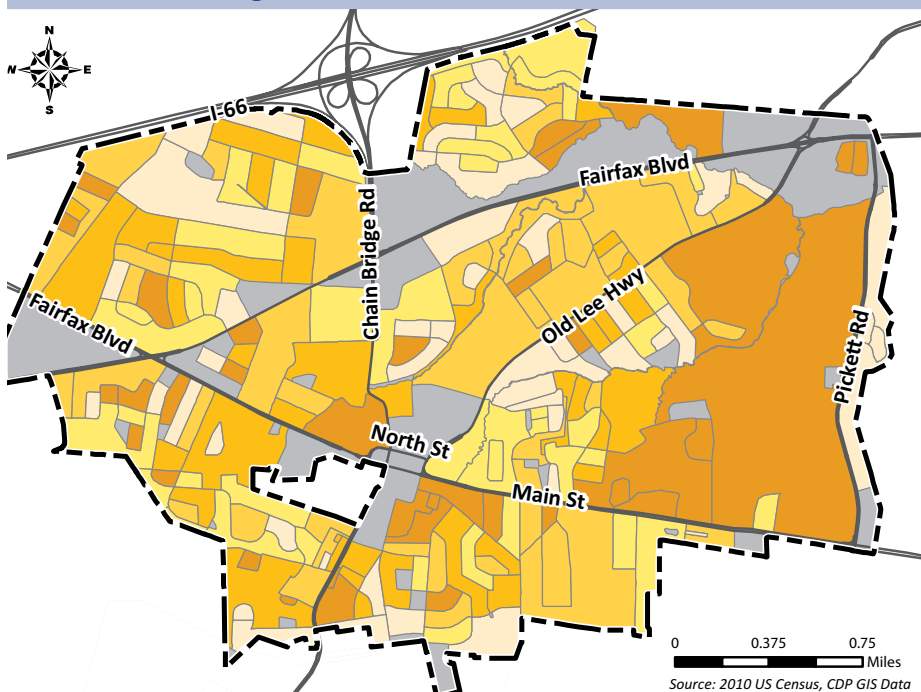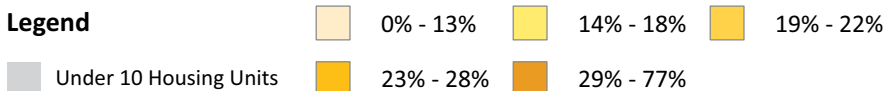
the remaining 10 percent consist of other nonfamilies (such as groups of roommates or other nonrelatives living together). The proportions of family households by Census Block is shown on Map E.

In general, neighborhoods with the highest preponderance of family households – areas with the darkest shading on the map – contain relatively recently built subdivisions of detached homes or townhouses, such as Pickett's Reserve, Chancery Park, Farrcroft, and The Boltons. Also heavily represented in this category are established single-family neighborhoods such as Mosby Woods, Cobbdale, Country Club Hills, Old Lee Hills and Layton Hall.

Towards the opposite end of the spectrum, most neighborhoods with higher single-householder or nonfamily proportions contain subdivisions largely of multifamily units or older townhouses, such as Foxcroft Colony, Mosby Woods Condos, Cambridge Station, and developments in the Old Town area. The distribution of one-person households is shown on Map F.

With the ability to analyze demographics on a local or neighborhood scale, one can appreciate the complexity of Fairfax's Citywide demographics. The City's various neighborhoods have vastly different characteristics that are as unique from each other as the City is from the aggregate region. Examining such local-level data can help understand some of the dynamics of the City's residential character.

CITY OF FAIRFAX

COMPREHENSIVE PLAN UPDATE

Concluding Summary

By examining results from the 2010 Census, one can begin to understand some of the complexities of the City, and help to predict how the City and its neighborhoods may evolve in the coming years.

While various new data releases become available, the decennial Census offers an unparalleled opportunity to examine basic components of City demographics. Through the 2010 Census we can see how the City's population is remarkably diverse in terms of age, ethnicity, household type and neighborhood characteristics. This information, supplanted by other information as it is released, can help the City's policymakers craft informed decisions.

Census Definitions of Race and Ethnicity

For greater readability and brevity, racial and ethnic groups are identified throughout this report by general terms, such as White, Black, Asian, etc. Each racial/ethnic group may be referred to by several names. They include:

⇨ White: Includes White, Caucasian, European-American. This group also includes individuals of Middle Eastern or Arab descent.

⇨ Black: Includes Black or African-American. This group also includes most individuals of Caribbean descent.

⇨ Asian: Includes individuals of East Asian, Southeast Asian, Filipino, Indian, Pakistani and Pacific Islander descent.

⇨ Hispanic: Includes Hispanic, Latino or Spanish. Per Census definition, "Hispanic" is an ethnicity that may include individuals of any race who have ancestry in Central or South America or Spain. To avoid double-counting, this report elevates Hispanic respondents to a discrete, non-overlapping category on par with the race categories.

⇨ Mixed Race: Includes Mixed Race, Multiracial, Biracial. Officially called "Two or More Races" in Census documents, this category includes all respondents who indicate an affiliation with multiple racial categories. Due to Census methodology, respondents are not given the option of indicating if they are partly Hispanic.

⇨ Other: Due to their low numbers in Fairfax, other racial groups, such as American Indians or Alaska Natives are grouped into an "other" category.

MAP G: Residential Areas in Census Blocks

Pickett Rd

Source: 2010 US Census, CDP GIS Data

Feet

2,100

1,050

0

N E S W

Fairfax Blvd

COUNTRY CLUB HILLS

Old Lee Hwy

OLD LEE HILLS

FAIRVIEW

Main St

FARRCROFT

MOSBY WOODS

GREEN ACRES

North St

Chain Bridge Rd

I-66

COBBDALE

ARDMORE

FAIRCHESTER

WESTMORE

Fairfax Blvd

Legend

CENSUS BLOCK
RESIDENTIAL AREA
NON-RESIDENTIAL AREA

CITY OF FAIRFAX

COMPREHENSIVE PLAN UPDATE
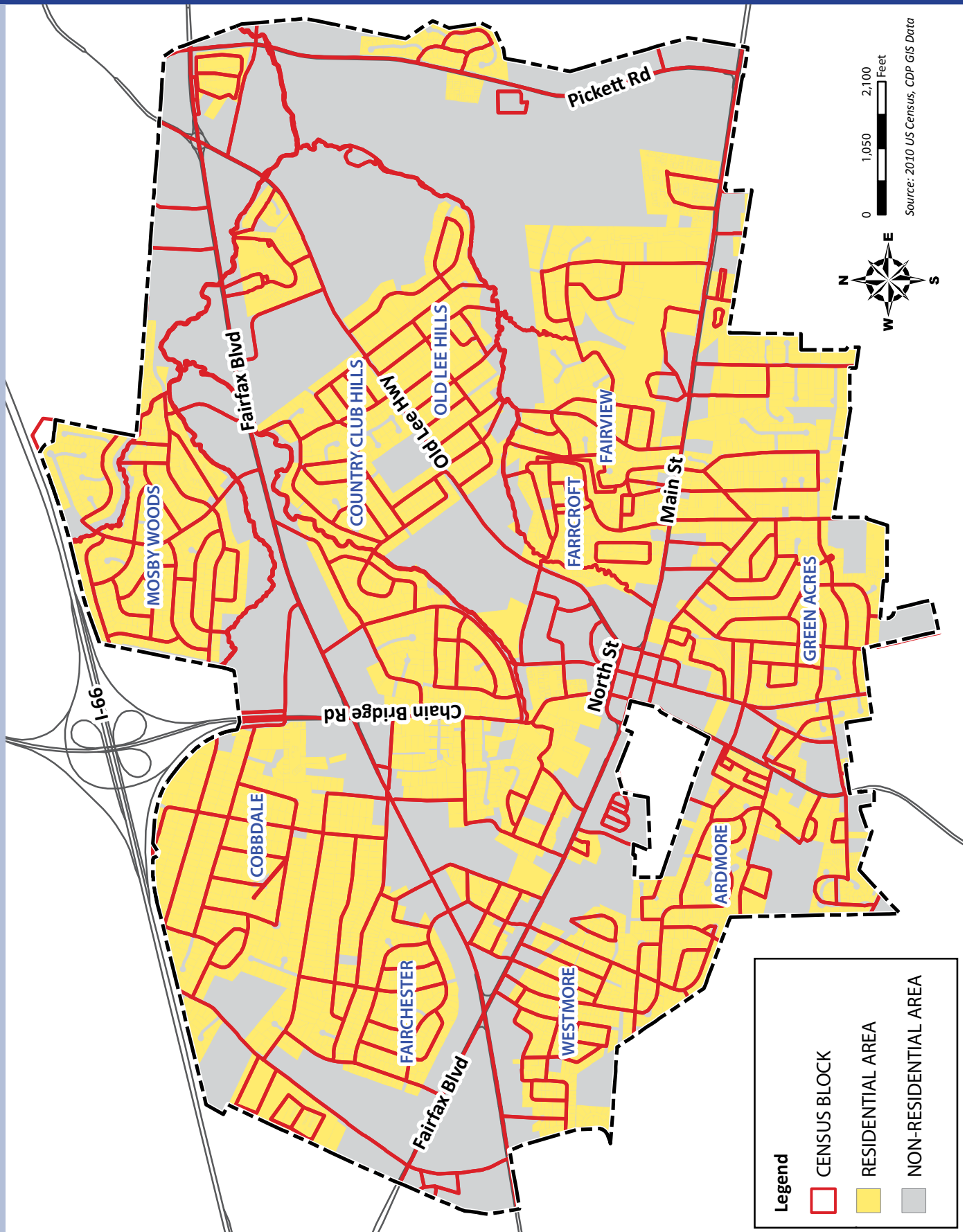
MAP H: City of Fairfax Census Tracts and Blocks

Source: 2010 US Census, CDP GIS Data

Legend

	CENSUS TRACT	
3001	TRACT #	
	CENSUS BLOCK	
1000	BLOCK #	
	CENSUS BLOCK WITH ZERO HOUSING UNITS	
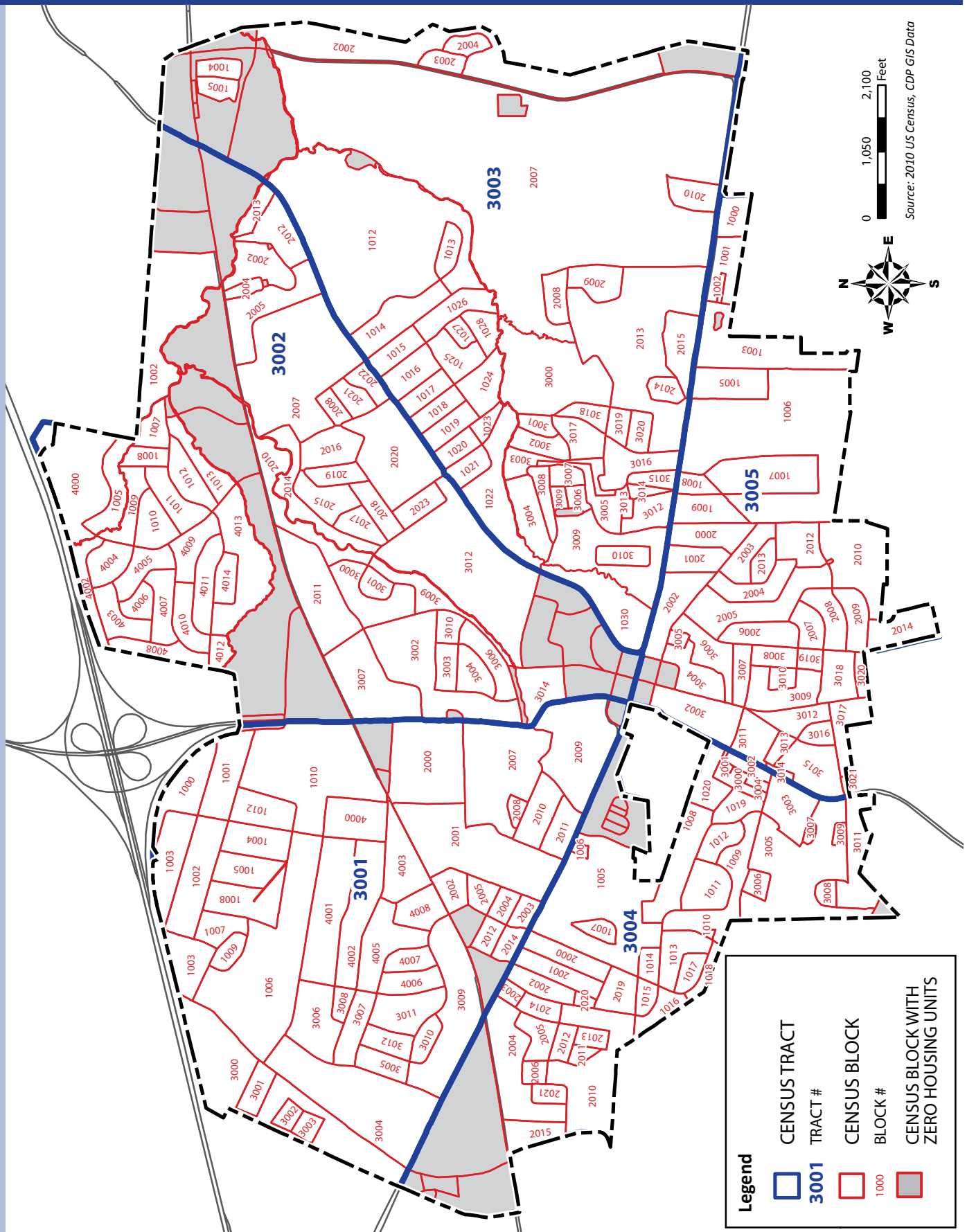
TABLE C: Local Level Census Data

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
3001	1000	17	17	45	5	0	1	4	5	12	4
	1001	29	29	82	9	3	0	6	11	22	4
	1002	30	29	73	6	0	2	4	9	21	7
	1003	50	49	194	26	4	6	16	17	45	2
	1004	17	17	56	6	2	1	3	7	13	3
	1005	16	16	40	4	0	0	4	8	12	4
	1006	81	80	245	25	7	7	11	24	64	8
	1007	11	9	22	3	0	0	3	3	7	2
	1008	22	21	57	8	0	3	5	4	18	3
	1009	7	6	16	2	0	2	0	2	4	2
	1010	108	103	300	40	12	7	19	31	79	20
	1012	18	17	42	4	2	1	1	5	12	5
	2000	77	77	214	27	1	5	21	32	63	10
	2001	117	104	317	47	16	10	19	12	69	19
	2002	41	31	69	11	6	2	3	8	18	10
	2003	2	2	6	0	0	0	0	1	2	0
	2004	15	15	50	7	2	5	0	2	8	5
	2005	25	22	50	4	1	0	3	3	12	6
	2007	98	91	228	28	8	1	19	40	59	25
	2008	7	7	21	2	0	0	2	1	5	1
	2009	140	125	258	24	10	1	13	24	64	43
	2010	22	22	61	12	2	1	9	3	17	4
	2011	27	27	63	6	1	1	4	4	12	7
	2012	13	11	30	4	1	1	2	3	8	1
	2014	6	6	11	0	0	0	0	1	2	3
	3000	240	221	633	97	31	25	39	9	138	49
	3001	149	141	338	45	18	10	17	5	75	42
	3002	52	48	125	19	7	2	9	5	29	13
	3003	48	46	106	11	3	2	5	3	23	13
	3004	18	17	53	6	4	0	1	5	11	4
	3005	20	20	64	11	4	0	7	3	19	1
	3006	36	34	92	10	2	3	5	14	23	9
	3007	32	31	93	9	3	4	2	9	21	6
	3008	14	11	29	4	1	1	2	2	8	3
	3009	31	28	83	11	1	3	7	11	22	5
	3010	15	15	48	3	0	1	2	5	10	2
	3011	39	38	92	12	4	0	8	16	24	13
	3012	19	19	44	3	0	0	2	7	14	4
	4000	22	18	47	4	0	1	3	2	12	5

COMPREHENSIVE PLAN UPDATE

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
3001	4001	55	52	146	18	6	3	8	12	38	9
	4002	65	61	184	27	8	9	10	13	46	14
	4003	5	5	14	2	0	0	2	1	3	2
	4005	76	68	193	22	4	4	14	18	53	11
	4006	23	22	65	6	1	0	5	6	14	5
	4007	18	17	54	7	3	1	3	7	13	3
	4008	32	25	76	7	3	2	1	3	16	3
3002	1002	72	71	139	15	6	1	8	23	43	25
	1005	21	21	57	7	1	2	4	6	17	3
	1007	52	52	129	14	3	0	10	13	25	14
	1008	13	13	48	7	2	2	3	5	11	2
	1009	20	20	69	11	1	3	7	4	16	4
	1010	32	30	86	13	3	1	9	10	26	2
	1011	33	33	93	12	3	3	6	13	24	7
	1012	64	61	164	22	8	3	11	9	36	17
	1013	118	114	249	30	5	7	17	23	53	46
	2002	30	29	78	10	1	1	7	10	27	0
	2004	15	15	33	3	1	1	1	9	13	2
	2005	54	52	118	11	3	3	5	29	41	10
	2007	37	36	91	14	5	2	7	7	29	7
	2008	11	11	31	5	2	0	3	2	7	3
	2010	15	15	41	5	3	1	1	6	11	3
	2011	20	20	67	7	4	0	3	8	16	2
	2012	30	28	60	4	2	0	2	10	19	6
	2013	15	14	37	2	1	0	1	3	13	1
	2014	30	28	79	10	2	4	4	7	19	6
	2015	28	27	90	13	4	2	7	7	24	2
	2016	32	32	93	9	2	3	4	10	23	7
	2017	17	16	41	5	2	0	3	6	12	3
	2018	23	21	45	7	1	3	3	9	13	8
	2019	18	18	55	7	2	0	5	5	14	4
	2020	54	53	142	18	1	2	14	12	42	11
	2021	15	15	39	6	3	0	3	3	12	3
	2022	14	13	41	5	1	1	3	3	10	3
	2023	20	20	54	6	0	0	5	7	14	4
	3000	34	33	110	14	2	1	11	13	26	6
	3001	10	10	22	1	0	0	1	3	4	1
	3002	84	84	243	37	9	5	23	25	65	15
	3003	13	13	44	5	0	1	4	5	11	1
	3004	21	21	55	6	1	2	3	9	14	6

CITY OF FAIRFAX

COMPREHENSIVE PLAN UPDATE

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
3002	3006	30	29	89	12	1	3	8	10	24	2
	3007	8	8	15	1	0	0	1	6	5	3
	3009	18	18	40	2	1	0	1	11	10	5
	3010	10	9	31	4	0	0	4	2	8	0
	3012	128	123	381	45	13	10	20	8	81	27
	3014	72	69	186	17	6	3	8	18	38	17
	4000	91	89	287	39	5	8	25	25	72	14
	4002	22	21	71	8	3	1	4	5	15	3
	4003	29	29	95	12	1	2	9	11	23	5
	4004	25	25	72	6	1	1	4	7	22	3
	4005	30	30	96	15	2	4	8	9	25	3
	4006	14	14	40	8	3	0	5	1	12	2
	4007	30	28	87	9	1	1	7	10	20	7
	4008	18	18	41	4	0	0	4	6	12	5
	4009	29	28	86	11	2	2	7	12	22	5
	4010	27	25	92	13	3	4	6	6	22	2
	4011	34	34	90	10	3	3	4	16	27	6
	4012	10	10	26	2	0	0	2	5	9	1
	4013	25	25	79	8	0	1	7	6	22	1
	4014	18	18	58	9	1	4	4	6	15	3
3003	1004	179	173	385	43	13	8	21	27	83	65
	1005	132	129	237	23	11	4	8	12	48	65
	1012	44	44	106	14	0	0	14	14	29	14
	1013	16	16	40	1	0	0	1	2	12	3
	1014	35	35	91	10	2	3	4	15	27	7
	1015	21	20	53	7	2	1	4	6	16	3
	1016	22	22	64	6	2	1	3	12	16	5
	1017	18	18	51	3	1	0	2	9	16	2
	1018	18	18	41	4	2	1	1	7	12	5
	1019	21	21	55	7	1	1	5	5	14	5
	1020	14	12	29	3	0	0	3	4	7	4
	1021	16	16	54	6	0	2	4	5	13	2
	1022	14	14	41	3	0	0	3	10	11	1
	1023	8	8	33	5	3	1	1	0	7	1
	1024	22	21	69	9	3	0	6	6	19	2
	1025	23	21	66	10	2	1	7	6	17	3
	1026	28	28	84	11	1	5	5	16	26	2
	1027	11	10	28	2	0	1	1	5	9	1
	1028	6	6	8	0	0	0	0	3	1	4
	1030	12	12	22	0	0	0	0	6	10	2

CITY OF FAIRFAX

COMPREHENSIVE PLAN UPDATE

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
3003	2002	55	52	170	26	7	9	10	8	47	3
	2003	11	11	32	4	2	0	2	1	10	0
	2004	11	11	30	3	1	0	2	0	10	0
	2007	420	408	1,021	113	28	18	67	82	259	126
	2008	9	9	32	6	0	1	5	1	9	0
	2009	12	11	27	4	1	1	2	4	7	4
	2010	68	68	204	23	6	9	8	22	52	9
	2013	436	427	1,001	109	31	21	56	53	220	137
	2014	44	44	83	4	0	1	3	2	12	19
	2015	22	22	50	7	1	1	5	1	9	8
	3000	42	41	106	8	3	1	4	8	26	11
	3001	10	9	20	1	0	0	1	0	4	2
	3002	19	18	47	5	1	0	4	4	13	5
	3003	29	29	85	9	4	1	4	8	18	7
	3004	23	23	63	8	1	2	5	7	19	1
	3005	37	37	89	7	1	1	5	13	28	7
	3006	25	24	60	10	1	1	8	6	19	4
	3007	22	20	44	3	1	0	2	7	18	2
	3008	28	28	77	11	2	1	8	9	26	2
	3009	76	73	199	25	3	1	21	25	59	12
	3010	16	14	27	0	0	0	0	8	12	2
	3012	20	20	46	4	0	1	3	5	16	4
	3013	4	4	12	2	0	0	2	2	4	0
	3014	7	7	31	3	1	2	0	0	4	1
	3015	11	11	51	4	1	2	1	3	10	0
	3016	38	35	97	13	3	1	9	10	28	5
	3017	27	26	82	12	1	2	9	9	21	4
	3018	16	16	39	7	0	1	6	4	11	4
	3019	13	13	41	6	3	1	2	3	10	2
	3020	16	16	47	3	0	1	2	4	9	4
3004	1005	82	75	381	24	8	4	12	21	53	17
	1006	1	0	0	0	0	0	0	0	0	0
	1007	12	12	33	4	0	1	3	4	11	1
	1008	50	48	161	16	2	5	9	11	33	8
	1009	89	83	261	35	13	7	15	16	58	13
	1010	1	1	5	1	0	1	0	0	1	0
	1011	61	60	181	28	2	7	18	13	42	13
	1012	36	34	117	14	2	3	8	8	25	4
	1013	33	33	104	12	2	4	5	13	21	8
	1014	13	13	35	3	0	0	3	2	6	2
	1015	12	12	33	4	1	2	1	5	6	4

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
3004	1016	16	15	49	3	0	0	3	8	13	2
	1017	15	15	34	2	0	1	1	2	11	3
	1018	13	13	35	3	1	0	2	7	10	2
	1019	29	28	91	12	1	1	10	4	19	4
	1020	18	16	46	6	2	2	2	3	11	3
	2000	31	30	84	7	1	2	4	8	22	6
	2001	28	27	89	11	3	4	4	3	22	3
	2002	33	32	69	7	2	1	4	8	21	9
	2003	4	4	10	2	0	0	2	1	3	1
	2004	22	22	65	8	2	3	3	4	16	4
	2005	28	27	58	5	0	0	5	5	14	9
	2006	13	13	31	4	1	2	1	2	7	5
	2010	77	74	226	27	6	6	15	20	58	13
	2011	8	8	18	1	0	0	1	2	6	1
	2012	15	13	31	4	0	1	3	3	11	2
	2013	14	14	32	5	1	0	4	2	8	5
	2014	19	18	61	8	3	0	5	2	14	2
	2015	11	11	38	5	0	3	2	1	9	2
	2019	29	28	77	12	4	2	6	6	18	7
	2020	4	4	9	1	1	0	0	3	3	1
	2021	16	16	45	5	0	0	5	3	13	2
	3000	35	34	72	5	2	0	3	5	26	7
	3001	17	16	29	1	0	0	1	6	12	4
	3002	33	32	67	5	0	0	5	7	22	8
	3003	73	73	280	12	6	1	5	8	27	15
	3004	12	11	24	1	0	0	1	2	9	1
	3005	139	138	328	43	8	5	30	20	90	38
	3006	72	70	157	15	7	3	5	4	28	32
	3007	53	50	83	6	2	0	3	3	18	25
	3008	10	10	34	4	0	0	4	2	9	0
	3009	7	7	21	2	0	1	1	1	6	1
	3011	35	35	111	19	6	3	9	6	31	3
3005	1000	1	1	3	0	0	0	0	1	1	0
	1001	11	11	39	6	1	2	3	2	8	2
	1002	10	10	37	4	0	2	2	0	10	0
	1003	77	75	215	32	6	2	24	22	63	10
	1005	16	14	40	5	2	0	3	6	12	2
	1006	132	129	371	47	11	5	30	43	99	24
	1007	50	47	142	16	2	4	10	20	34	10
	1008	12	12	27	3	2	0	1	2	8	4
	1009	34	34	93	7	1	0	6	9	23	7

CITY OF FAIRFAX
COMPREHENSIVE PLAN UPDATE

TRACT	BLOCK	Housing Units	House-holds	Popula-tion	Households with Children				House-holds with Seniors	Family House-holds	1-person House-holds
					Total	Under 6 ONLY	Under 6 & 6 to 17	6 to 17 ONLY			
	2000	32	32	83	8	3	0	5	8	22	5
	2001	12	10	20	2	0	0	2	3	6	4
	2002	98	95	149	2	1	0	1	63	44	44
	2003	30	29	79	9	1	1	7	10	21	7
	2004	41	41	138	17	2	6	9	11	32	7
	2005	77	75	195	17	4	6	7	20	53	19
	2006	32	32	75	3	0	2	1	13	22	7
	2007	20	20	53	7	2	2	3	3	11	6
	2008	30	28	73	6	1	0	5	8	19	6
	2009	28	28	77	11	5	2	4	10	21	4
	2010	51	48	120	13	4	1	8	15	39	6
	2012	30	30	85	7	0	2	5	12	17	7
	2013	15	15	42	4	1	0	3	4	11	3
	2014	7	6	18	2	0	1	1	1	5	0
	3002	1	1	3	0	0	0	0	1	1	0
	3004	74	67	119	9	2	1	6	15	34	25
3005	3005	62	60	97	7	3	2	2	6	15	38
	3006	22	21	45	3	1	1	1	4	13	6
	3007	87	82	241	22	9	5	8	15	39	18
	3008	15	15	46	6	0	0	6	4	11	2
	3009	34	31	82	11	1	1	9	8	19	8
	3010	8	8	17	2	1	0	1	3	6	2
	3011	17	15	31	2	1	0	1	5	9	4
	3012	16	15	52	7	0	3	4	4	14	1
	3013	27	26	47	2	2	0	0	7	17	7
	3014	14	13	27	1	0	1	0	3	9	4
	3015	85	78	224	2	1	0	1	60	13	60
	3016	12	12	32	4	0	1	3	1	8	3
	3017	24	24	81	10	5	2	3	6	17	3
	3018	32	32	94	10	2	2	6	11	24	3
	3019	8	8	27	3	0	1	2	1	8	0
	3020	9	9	29	3	0	1	2	1	4	1
	3021	3	3	8	1	1	0	0	1	3	0
CITY TOTAL		8,680	8,347	22,565	2,522	624	472	1,426	2,085	5,545	2,002

Note: "Households with Seniors" includes households with any resident aged 65 or greater.
"Family Households" includes households with two or more residents who are related.

CITY OF FAIRFAX

COMPREHENSIVE PLAN UPDATE